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Los Angeles City Council, **Journal/Council Proceeding**
Friday, October 6, 2017

VAN NUYS CITY HALL, 14410 SYLVAN STREET, VAN NUYS, CA 91401 - 10:15 AM

SPECIAL COUNCIL MEETING

(For further details see Official Council Files)

(For communications referred by the President see Referral Memorandum)

ROLL CALL

Members Present: Blumenfield, Bonin, Harris-Dawson, Huizar, Koretz, Krekorian, Price, Rodriguez, Ryu and President Wesson (10); **Absent:** Buscaino, Cedillo, Englander, Martinez and O'Farrell, (5)

Items for which Public Hearings Have Been Held

ITEM NO. (11)

[09-0914](#)

CD 11 INFORMATION, TECHNOLOGY, AND GENERAL SERVICES and BUDGET AND FINANCE COMMITTEES' REPORTS relative to the sale of Los Angeles Department of Transportation (LADOT) Municipal Off-Street Parking Lot 654 located at 1611 South Beloit Avenue.

A. INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE REPORT

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. DETERMINE that the City-owned property located at 1611 South Beloit Avenue (LADOT Municipal Off-Street Parking Lot 654) is no longer required for City use and that the public interest is best served by the direct sale of the Property.
2. REQUEST the City Attorney to prepare:
 - a. An ordinance for the sale of the property, without notice of sale or advertisement of bids, to Quattro SM / Beloit Partners, LLC (Quattro), for the sale price of \$1,848,000.
 - b. The purchase and sale agreement based on the terms specified in the Findings Section of the City Administrative Officer (CAO) report to Council dated September 6, 2017 for the sale of the property.

3. REQUIRE, as a condition of any sale, that the buyer indemnify the City of any current or future environmental issues affecting the property.
4. INSTRUCT that the \$1,848,000 in proceeds from the sale, less estimated escrow fees of \$10,000, of the City parking lot at 1611 South Beloit Avenue in Los Angeles be deposited into the Special Parking Revenue Fund, Fund No. 363, and to:
 - a. Increase the 2017-18 Lease and Rental Fees Revenue line item within the Special Parking Revenue Fund by \$1,848,000.
 - b. Declare an additional surplus for Fiscal Year 2017-18 of \$1,848,000 within the Special Parking Revenue Fund and transfer \$1,848,000 from the Special Parking Revenue Fund Available Cash Balance to the Reserve Fund.
 - c. Appropriate \$1,848,000 from the Reserve Fund to the following:
 - i. \$67,250 to the LADOT, Fund No. 94/100, Account No. 003040, Contractual Services for implementation of the Street Sweeping Notification Pilot Project.
 - ii. \$108,000 to the Department of General Services (GSD), Fund No. 40/100, Account No. 003040, Contractual Services for implementation of the Street Sweeping Notification Pilot Project.
 - iii. \$219,840 to the Information Technology Agency, Fund No. 32/100, Account No. 003040, Contractual Services for implementation of the Street Sweeping Notification Pilot Project.
 - iv. \$177,758 to the Bureau of Street Services, Fund No. 86/100, Account No. 001010, Salaries, General for implementation of the Street Sweeping Notification Pilot Project.
 - v. \$375,152 to the LADOT, Fund No. 94/100, Account No. 003040, Contractual Services for implementation of a parking citation rate and policy study.
 - vi. \$900,000 to the Affordable Housing Trust Fund, Fund No. 44G.
5. INSTRUCT the General Manager, GSD, to sign a land use application, and any related documents as necessary for the processing of a land use application, so that Quattro can begin entitling the mixed use development project at 1611 South Beloit Avenue and 11216 West Santa Monica Boulevard.
6. INSTRUCT the GSD to complete the transactions outlined in the ordinance, process the necessary documentation to execute the sale, and deposit the proceeds into the appropriate accounts, as directed by the Los Angeles Administrative Code, subject to the approval of the City Attorney as to form and legality.
7. AUTHORIZE the CAO to make any necessary technical corrections to implement the intent of this action.
8. RECEIVE and FILE the CAO report to Council dated August 2, 2017 relative to this matter.

B. BUDGET AND FINANCE COMMITTEE REPORT

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. DETERMINE that the City-owned property located at 1611 South Beloit Avenue (LADOT Municipal Off-Street Parking Lot 654) is no longer required for City use and that the public interest is best served by the direct sale of the Property.
2. REQUEST the City Attorney to prepare:
 - a. An ordinance for the sale of the property, without notice of sale or advertisement of bids, to Quattro SM / Beloit Partners, LLC (Quattro), for the sale price of \$1,848,000.

- b. The purchase and sale agreement based on the terms specified in the Findings Section of the CAO report to Council dated September 6, 2017 for the sale of the property.
3. REQUIRE, as a condition of any sale, that the buyer indemnify the City of any current or future environmental issues affecting the property.
4. INSTRUCT that the \$1,848,000 in proceeds from the sale, less estimated escrow fees of \$10,000, of the City parking lot at 1611 South Beloit Avenue in Los Angeles be deposited into the Special Parking Revenue Fund, Fund No. 363, and to:
 - a. Increase the 2017-18 Lease and Rental Fees Revenue line item within the Special Parking Revenue Fund by \$1,848,000.
 - b. Declare an additional surplus for Fiscal Year 2017-18 of \$1,848,000 within the Special Parking Revenue Fund and transfer \$1,848,000 from the Special Parking Revenue Fund Available Cash Balance to the Reserve Fund.
 - c. Appropriate \$1,848,000 from the Reserve Fund to the following:
 - i. \$67,250 to the LADOT, Fund No. 94/100, Account No. 003040, Contractual Services for implementation of the Street Sweeping Notification Pilot Project.
 - ii. \$108,000 to the GSD, Fund No. 40/100, Account No. 003040, Contractual Services for implementation of the Street Sweeping Notification Pilot Project.
 - iii. \$219,840 to the Information Technology Agency, Fund No. 32/100, Account No. 003040, Contractual Services for implementation of the Street Sweeping Notification Pilot Project.
 - iv. \$177,758 to the Bureau of Street Services, Fund No. 86/100, Account No. 001010, Salaries, General for implementation of the Street Sweeping Notification Pilot Project.
 - v. \$375,152 to the LADOT, Fund No. 94/100, Account No. 003040, Contractual Services for implementation of a parking citation rate and policy study.
 - vi. \$10,000 to the GSD, Fund No. 40/100, Account No. 003040, Contractual Services for escrow fees.
 - vii. \$890,000 to the Affordable Housing Trust Fund, Fund No. 44G.
5. INSTRUCT the General Manager, GSD, to sign a land use application, and any related documents as necessary for the processing of a land use application, so that Quattro can begin entitling the mixed use development project at 1611 South Beloit Avenue and 11216 West Santa Monica Boulevard.
6. INSTRUCT the GSD to complete the transactions outlined in the ordinance, process the necessary documentation to execute the sale, and deposit the proceeds into the appropriate accounts, as directed by the Los Angeles Administrative Code, subject to the approval of the City Attorney as to form and legality.
7. AUTHORIZE the CAO to make any necessary technical corrections to implement the intent of this action.
8. RECEIVE and FILE the CAO report to Council dated August 2, 2017 relative to this matter.

Fiscal Impact Statement: The CAO reports that the sale of City-owned property located at 1611 So Beloit Avenue for a total purchase price of \$1,848,000 to Quattro SM / Beloit Partners, LLC, is anticipated to have a positive impact on the Special Parking Revenue Fund. There is no anticipated negative impact to the General Fund.

Community Impact Statement: None submitted.

ADOPTED

MOTION 11C (BONIN - KREKORIAN)

Recommendation for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

AMEND the Budget and Finance Committee Report as follows:

- **STRIKE Recommendation No. 4(c)vii**
- **INSERT new Recommendation No. 5 as follows, and renumber the existing Recommendations Nos. 5 through 8, inclusive, as Nos. 6 through 9, inclusive:**
 - 5. INSTRUCT the General Manager, Housing and Community Investment Department (HCIDLA), or designee, to amend City Contract Number C-126258 to accept an additional \$890,000 for FY 2017-18 funding for Safe Parking Alternative Pilots; and, AUTHORIZE the Controller to:**
 - a. Transfer cash in the amount of \$890,000 to Fund No. 10A HCIDLA General Fund Program.**
 - b. Establish new account Safe Parking Alternative Pilots, Account No. 43P276 and appropriate \$890,000 within Fund No. 10A HCIDLA General Fund Program.**
 - c. Authorize the General Manager, HCIDLA, or designee, to prepare Controller instructions and make any necessary technical adjustments consistent with the Mayor and Council action in this matter, subject to the approval of the City Administrative Officer, and request the Controller to implement these instructions.**

AMENDING MOTION (BONIN - WESSON)

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

- 1. ADOPT the Budget and Finance Committee Report dated October 3, 2017 as amended by Motion 11C (Bonin - Krekorian), attached to the Council file.**
- 2. CHANGE all references pertaining to 11216 West Santa Monica Boulevard to 11261 West Santa Monica Boulevard.**

Adopted as Amended - TO THE MAYOR FORTHWITH, (10); Absent: Buscaino, Cedillo, Englander, Martinez, O'Farrell (5)

Whereupon the Council did adjourn.

ATTEST: Holly L. Wolcott, CITY CLERK

By

Council Clerk

PRESIDENT OF THE CITY COUNCIL

